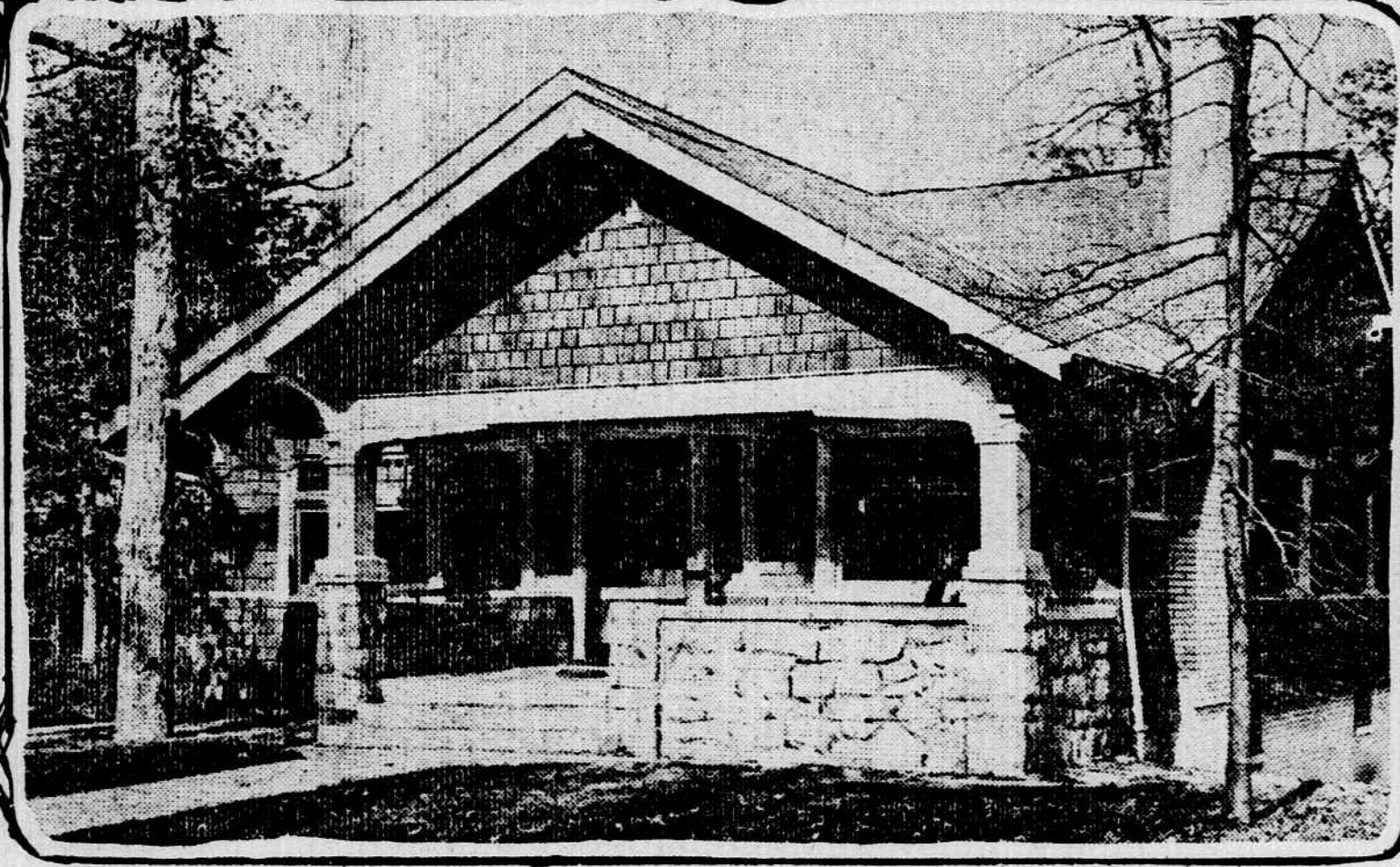
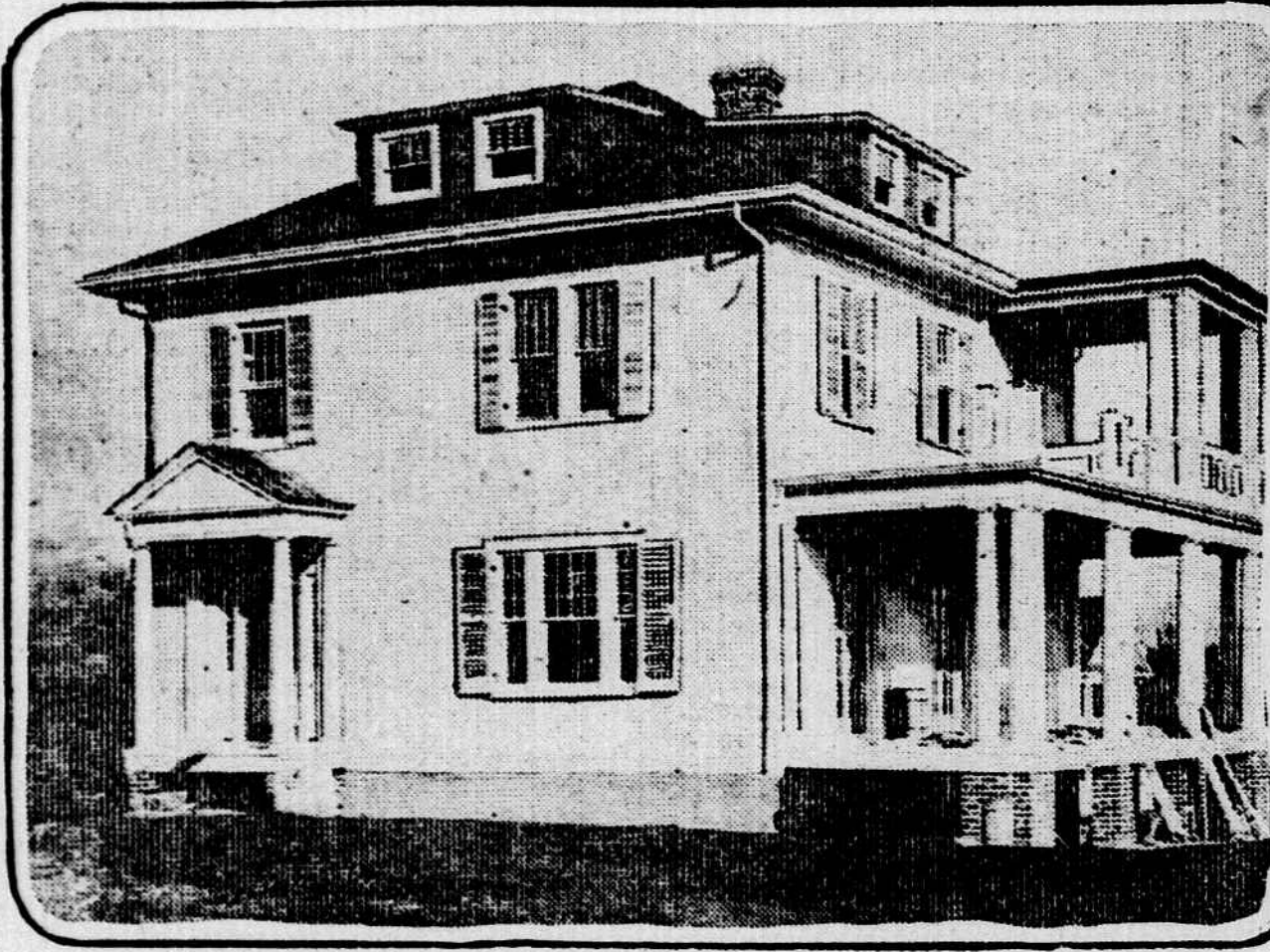
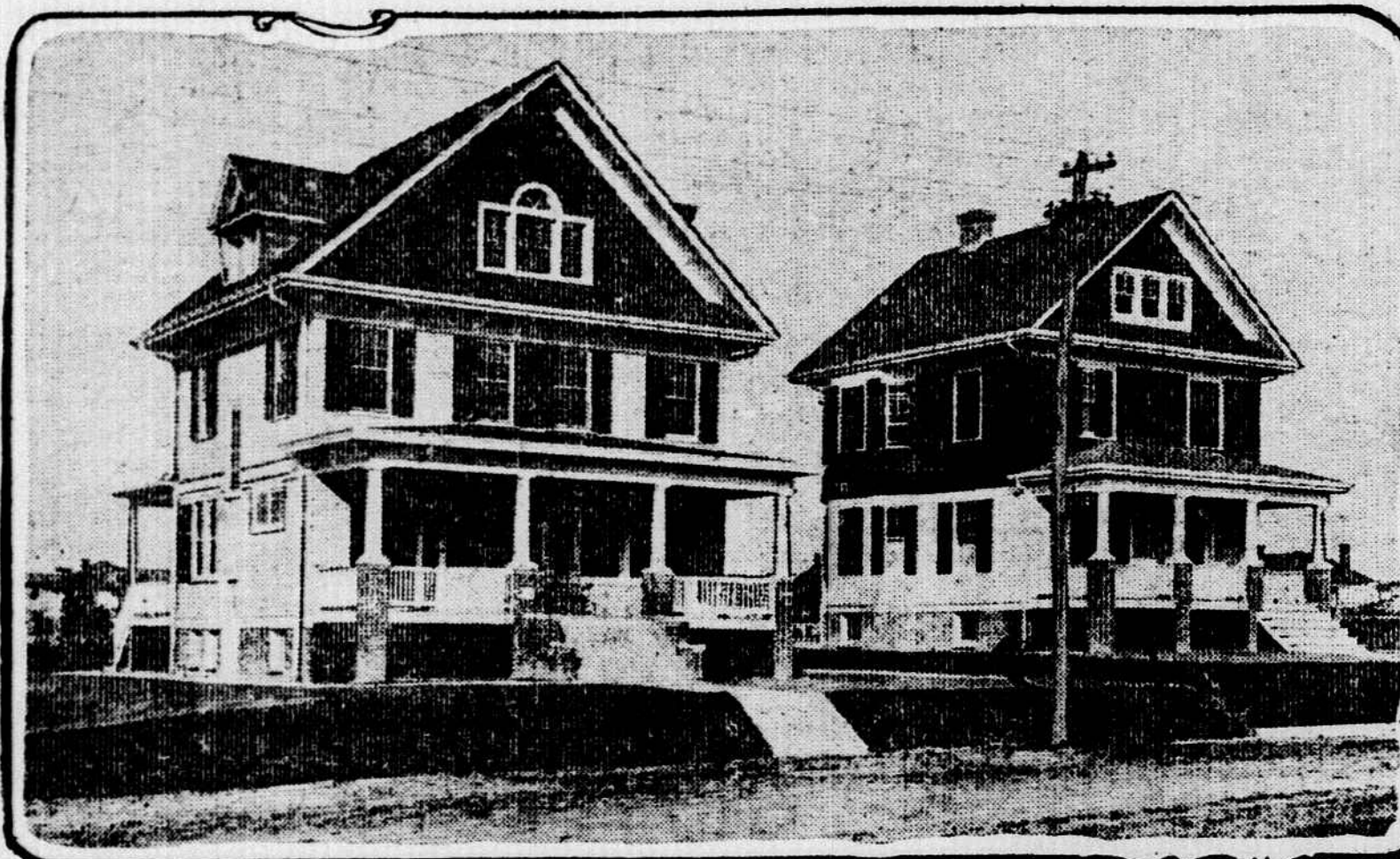


WASHINGTON, D. C., SATURDAY, NOVEMBER 15, 1913.

## ATTRACTIVE HOMES RECENTLY COMPLETED IN TAKOMA PARK



UPPER LEFT—HOMES ERECTED FOR EUGENE PARAVANO AND S. E. WILLIAMS ON DALLIA STREET.  
UPPER RIGHT—NEW DWELLING ON 6TH STREET, BUILT FOR SAMUEL SCRIVENER.  
LOWER LEFT—RESIDENCE BEING COMPLETED FOR PROF. C. C. CARROLL ON 6TH STREET.  
LOWER RIGHT—W. G. PLATT'S NEW BUNGALOW IN NORTH TAKOMA.

### MANY NEW RESIDENCES ERECTED IN TAKOMA

Considerable Building Activity  
Witnessed During Past  
Few Months.

During the past few months there has been considerable building activity in and about Takoma Park, and the number of attractive homes in the neighborhood has been materially increased. The most extensive building operations have been carried on in the section east of the railroad. The squares south of Butternut street have been improved by many fine residences during the past year or so and the finishing touches are being given several more houses in that locality at this time. Several blocks north of Butternut street a number of attractive homes recently have been completed.

For Samuel Scrivener and Prof. C. C. Carroll of the Department of Agriculture two large residences have just been built

on the east side of 6th street, a short distance south of Butternut street. Mr. Scrivener's home is entirely completed and the finishing touches are being given the home of Prof. Carroll. Both houses have large porches. That belonging to Prof. Carroll has an attractive second-floor porch from which an excellent view can be had of the territory to the south and east of Takoma. Open fireplaces are features of both residences.

#### Two Attractive Homes.

On Dalia street, a short distance east of Georgia avenue, homes recently have been completed for S. E. Williams and Eugene Paravano. That belonging to Mr. Williams contains seven rooms, while Mr. Paravano's home contains ten rooms. An attractive eight-room home has been built for Mrs. Edith B. Seck on 4th street.

A home that has been the subject of much favorable comment has been built for W. G. Platt in North Takoma. It is one of the most attractive homes that has been built in the locality for some time. In planning his home Mr. Platt followed the California style of bungalow architecture. The house contains a large living room with a massive stone fireplace, dining room, kitchen, three bedrooms and tiled bath. A feature of the exterior arrangement is a large sleeping porch. Both the living and dining rooms have beamed ceilings and paneled walls, which, with the addition of handsome

electric fixtures, make them attractive. These rooms are finished in oak and the bedrooms are finished in white enamel. The lots on which the home of Mr. Platt and the other houses mentioned have been built were purchased through the office of H. L. Thornton, who also reports the sales of other Takoma properties as follows:

To M. A. Carleton of the Agricultural Department, the new seven-room residence at 828 5th street.

To Prof. P. L. Scribner, also of the Agricultural Department, 634 5th street. This house has eight rooms and front and side porches and a sleeping porch.

To Thomas Jackson of the interstate commerce commission, 845 5th street northwest. This house has eight rooms, hot-water heat and large grounds.

To Mrs. Anita S. Torrey, the attractive eight-room house located at 1224 Cridenden street northwest.

To J. M. Sylvester, large building lot on Blair road, on which he has built an attractive brick bungalow.

To R. E. Peterson, large building lot in Takoma Land Company's subdivision, also large lot in same subdivision to P. L. Whitmarsh.

To W. B. Shires, two large lots on Baltimore avenue, for a home site.

#### Year's Program Outlined.

Plans for the year's program of the Washington Real Estate Brokers' Association were outlined yesterday at a meeting of the executive committee of the organization held at the office of John L. Weaver, its president.

#### TRANSFER IS COMPLETED.

Washington New Theater Company  
Assumes Title to Valuable Tract.

All of the western portion of the block bounded by F and G streets, 12th and 13th streets, about which there was so much speculation as to ownership, now is held in the name of the Washington New Theater Company by reason of a transfer which has just been put on record. The portion of the large holding which fronts on F street and 13th street, where excavations have been made for some buildings, was transferred to the theater company some time ago. The property transferred to the company yesterday includes frontages on 13th and G streets, which are improved by buildings.

The Washington New Theater Company is a syndicate in which members of the firm of S. Kann Sons & Co. are interested. The F street frontage is being improved by the erection of a four-story building intended for business purposes. No announcement has been made as to the use to which the G street frontage is to be put.

#### PRICE MADE PUBLIC.

Russian Government Paid \$350,000  
for Hammond Residence.

What the Russian government paid for the residence at 1125 Avenue of the Presidents, which is to be the home of the embassy, is stated in the deed transferring the property, which has just been

recorded. By the terms of this instrument, by which Natalie Harris Hammond conveyed to the Russian government the property, the consideration is stated to be \$350,000.

#### NEW SIX AND SEVEN ROOM RESIDENCES N.E. Cor. 5th and Randolph Sts. N.W.

In a delightful residential section, near Soldiers' Home park.

Take 9th st. cars to George a. ave. and Randolph st., walk east three blocks.

Conveniently arranged, well constructed and beautifully finished six-room houses. Must be seen to be appreciated. Tapestry brick fronts; large attic; large front and rear porches and yards; outside pantry; Gurney hot-water heater; elegant electric fixtures; 3-inch oak double floor; hardwood trim.

One a corner house with four bedrooms. ALSO

4201 N. H. Ave. and 501  
Upshur St. N. W., Adjoining  
Grant Circle.

Two corner houses, each with four bedrooms each; finished same as above houses. Take 9th street car marked Soldiers' Home and get off at New Hampshire avenue. Gray brick fronts. N. E. corner. Open every day and Sunday.

Alex Millar, Owner & Builder,  
3640 New Hampshire Ave.  
Phone Col. 464.

### MANY REALTY HOLDINGS ARE SOLD AT AUCTION

Sales Involving Nearly \$100,000  
Reported by Adam  
A. Weschler.

Sales of property at public auction, involving about \$100,000, are reported by Adam A. Weschler, auctioneer. The sales were made during the past two weeks, and in many instances the prices obtained were exceptionally good, it is said. The bidding for several of the properties was spirited. The properties sold and the prices obtained were as follows:

Nos. 1132, 1154, 1156 and 1158 15th street, containing about 3,800 square feet, to William S. McCarthy for \$10,200.

Two-story brick building at 1297 New York avenue northwest, to R. T. Warwick for \$12,100.

Frame dwelling at 1657 Park road northwest, to John E. Laakey for \$11,200.

Two lots at Floral Hill, D. C., to R. H. McNeill for \$225.

Three-story brick residence at 3345 17th street northwest, to E. F. Colladay for \$14,000.

Two-story brick dwelling at 1828 F street northwest, to Martha E. Cheeks for \$2,200.

Three-story brick store and dwelling at 801 Maryland avenue northeast, to P. J. Gandy for \$5,150.

Two-story brick dwellings at 612½ and 620 N street northwest, to Gustav A. Giesler for \$2,000 and \$2,000, respectively.

Three-story brick dwelling at 23 S

street northwest, to George McCulloch, Jr., for \$4,925.

Nos. 39, 41, 51 and 53 F street northwest, to John J. Cleary for \$5,000.

Three-story brick dwelling at 68 U street northwest, to Clara E. Van Norsa for \$4,700.

Three-story brick dwelling at 72 U street northwest, to James F. Gill for \$3,400.

Nos. 13, 15, 17, 21 and 23 F street northwest and 18, 20 and 22 Massachusetts avenue northwest, for a total of \$12,700, to Rudolph B. Behrend.

Two-story brick dwellings at 606 and 608 F street northeast, to Alice M. Long for \$3,375 and \$3,425, respectively.

Two-story brick dwelling at 443 M street northwest, to Charles F. Collins for \$2,700.

Two-story brick dwelling at 610 F street northeast, to Charles N. Biedl for \$3,350.

Three-story brick residence at 1834 Mintwood place, to Isaac Behrend for \$8,500.

Unimproved lot on Kalorama road near Massachusetts avenue northwest, to Louis P. Shoemaker for \$2,300.

#### HEIGHT OF BUILDINGS.

List of Restrictions in Various  
Cities Shows Different Rules.

In connection with the movement to limit the height of buildings industrial Canada gives a list of restrictions in various cities of the United States, as follows:

Washington—On business streets twenty feet higher than the width of the street, not exceeding 120 feet, except on the north side of Pennsylvania avenue between the Peace Monument and 16th street, where the permitted height is 150 feet. On residence streets a height not exceeding ten feet less than the width of the street and in no case more than eighty-five feet.

Baltimore—Fireproof buildings limited to 175 feet and non-fireproof to eighty feet.

Boston—Two and a half times the width of the street, the maximum being 125 feet.

Buffalo—No height greater than four

times the average of least horizontal dimensions of the building.

Chicago—An absolute limit of 200 feet.

Cleveland—Two and a half times the width of the street, with a maximum of 200 feet.

Recesses or setbacks to be counted as added to the width of the street.

Denver—Not to exceed twelve stories, and those more than 125 feet to be fireproof.

Jersey City—No building or structure except a church spire shall exceed in height two and a half times the greatest width of the street upon which it stands.

Los Angeles—A limit of 124 feet.

Newark—Not to exceed 200 feet, but warehouses and stores shall not exceed 150 feet.

#### TINTING CONCRETE WORK.

Good Results May Be Obtained by  
Use of Chemicals.

Considerable interest is being shown in the tinting of concrete when it is used for residential purposes, says a writer in the Contract Record of London.

Concrete can be tinted green by the use of chromium oxide, in proportions of approximately five to eight per cent of the weight of the cement used. A yellow or buff tint can be obtained by the use of French ochre in the percentage of four to ten, according to the shade desired.

Red is obtained by the use of red oxide of iron, that manufactured in Germany or France being preferred. A pure white concrete can be made by the use of one part white Portland cement and two parts marble screening, tough, hard marble preferred. It should be mixed fairly wet, so that it will run into the molds.

The molds should be slightly rocked and jarred, so as to expel the air bubbles. For some characters of work the concrete can be made not quite so wet, but of about the consistency used by masons in laying brick, and pressed in the mold.

As soon as the concrete is laid, say in three or four days, it should be covered with a fine terrazzo polishing stone.

This will give the appearance of a white polished surface. Although the cement itself will not have been polished, each particle of marble will present a polished surface.

## ROCK CREEK VISTA

THE HOME SPOT OF BEAUTIFUL WASHINGTON  
AT THE MEETING OF THE PROMINENT THOROUGHFARES

COLUMBIA ROAD AVENUE of the PRESIDENTS

### Before You Buy---Investigate Facts

Consider carefully the location, its present status, its future possibilities. Ascertain the quality of the builder's work, his past achievements, and, lastly, the homes, not only from a standpoint of design, plan, construction and finish, but from a standpoint of beauty and additional features especially adapted for the homeseeker.

### In These Homes You Will Find the Realization of the Home Ideal

The location is unsurpassable for residential purposes, overlooks the Avenue of the Presidents, new entrance to Rock Creek Park and the Park, amid a class of residences that gives practical assurance of continuance of its high standard as a residential section, really the most delightful place to live in the National Capital.

#### The Homes

As an inspection will convince, are perfect gems, artistically designed, well planned, substantially constructed and finished in a style that you will admire. The homes abound with many distinctive features especially adapted for the comfort of the homeseeker.

8 Large Rooms and Bath 9 Large Rooms and 2 Baths

Prices, \$7,250 Up

Terms Attractive to Any Homeseeker

EXHIBIT HOMES OPEN—LIGHTED EVENINGS.

LEWIS E. BREUNINGER, Owner and Builder

N. L. SANSBURY CO.,

Exclusive Agents

721 13th Street N.W.

### Sixteenth Street Highlands

THE MOST REMARKABLE EXAMPLE of successful, high-class development ever known at the National Capital. Continuous building activity. Beautiful DETACHED HOMES for sale. The most artistically designed and best built homes ever sold at their respective prices.

DIRECTLY CONNECTED with the heart of the city by splendid streets and avenues. Absolutely satisfactory street car facilities.

CHOICE BUILDING SITES from 40 to 100 feet wide. Lots fronting AVENUE OF THE PRESIDENTS, with 2,000 feet of free parking. Lots facing intersecting streets at 43 cents a foot. Sold direct to purchasers by THE OWNERS at their OFFICE ON THE PROPERTY, insuring lowest prices and best terms. Phone Col. 3518.

Holmes Central Realty Corporation,  
Office, 14th and Kennedy Streets N.W.

## Rapid Sales Are Made Only

WHEN BIG VALUES ARE OFFERED.

This is particularly true of our entire building operation in this most select neighborhood.

WE HAVE SOLD ALL BUT ONE!!

Where You Can Buy With Your Rent  
Near Beautiful Lincoln Park

Homes of the \$4,000 Kind  
Price, \$3,575  
Terms Easy as Rent

Located at  
TENNESSEE AVE. & C ST. N.E.  
The Premier Home Offering in Washington Real Estate at the Price

JUST AS EASY TO OWN ONE AS TO PAY RENT

Six spacious rooms and bath; high-grade reinforced steel construction; pressed brick front; 3-story effect; beautiful terraced lawn; large porch, full width in front, and two large rear porches; air chamber above second floor—permitting perfect ventilation at all seasons; handsome design; parquetry floors on first story; the quality hardwood trimmings throughout; attractive art brass lighting fixtures in hall, dining room and parlor;

elegant hardwood art mantel in parlor; broad plate rail and handsome leaded-glass, built-in buffet in dining room; modern kitchen, with improved gas range and full size, built-in china cupboard; dry cement cellar, with excellent heating plant, special hot-water heating attachment, stationary wash-tub, etc.; large, well ventilated bedrooms, with ample closet space. Highest location in the neighborhood.

To inspect these homes take any East Capitol street car, get off at Tennessee avenue and Lincoln Park, and you are within two squares of the properties; or take a 13th and D street car and get off at 13th and C streets northeast, and you are right at the properties.



PHILLIPS & SAGER, 715 14th St. N.W.

Phone Main 1597 and We Will Motor You Out.

### New Row of Colonial 8-Room Homes 8 SOLD—5 LEFT



Exterior View of Our Kilbourne Street Houses.

Nos. 1814-1826 Kilbourne St. N.W.

Only a few minutes' walk from beautiful Rock Creek Park. Any car marked Mt. Pleasant will take you within 1½ squares of these homes. Only to minutes' walk to 14th st., Capital Traction cars. The finish is of hardwood throughout, and the interior design is especially attractive. Large entrance hall opening into the parlor; with reception hall in between, that opens to an unusually large dining room; with French windows opening onto a very large summer porch. First floor kitchen, with brick outside pantry; built-in refrigerator; side oven gas range; hardwood floor; open fireplace; servants' room; stairway to attic; four big bedrooms and tile bath; very large rear second floor porch; hot-water heat; laundry; servants' toilet; purchasers can select wall decorations; lots, 22x105 to paved alley; room for garage.

Acknowledged by builders to be the most exceptional values ever offered in this section at the price—\$6,000.

K.R. Hovewstein Co.  
1314 F St. N.W. or 7th and H Sts. N.E.